

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (Philadelphia)**

IN RE: Andrew J. Hoertz		
	Debtor(s)	CHAPTER 13
Ditech Financial LLC		
	Movant	
vs.		
		NO. 17-18026-elf
Andrew J. Hoertz		
	Debtor(s)	
William C. Miller Esq.		
	Trustee	11 U.S.C. Sections 362

**ORDER**

AND NOW, this 11th day of September, 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

**ORDERED** THAT: the Motion for Relief from the Automatic Stay of all proceedings is **GRANTED** and the Automatic Stay of all proceeding, as provided 11 U.S.C. Section 362, is **MODIFIED** with respect to the subject premises located at 3250 Manor Rd, Coatesville, PA 19320 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**

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